

Register to vote

Online

You can register to vote online at VoteWA.gov -- all you need is two minutes and a Washington State Driver's License or ID. You can register online by February 6 for this election.

By mail

Download and print a registration form from kingcounty.gov/elections and mail it to King County Elections. It must be received by February 6 for this Special election.

In person

You can register in person through February 14, Election Day, at King County Elections headquarters. More information about hours and services can be found at kingcounty.gov/elections

Vote Centers

Vote Centers are available for voters that need assistance. Each center has voting machines that offer audio or large print ballots, and other assistive devices. Elections staff are available to assist as needed. Voters can also register to vote and get their ballots at Vote Centers through 8 p.m. on Election Day.

King County Elections

919 SW Grady Way, Renton, 98057

Weekdays, January 25 – February 13, 8:30 a.m. – 4:30 p.m.

Election Day, February 14, 8:30 a.m. – 8:00 p.m.

Access Your Ballot Online

All registered voters may access their ballot online and mark their selections before printing, or print a blank ballot to mark by hand. Online ballot access has been designed specifically to enable voters who are blind or have low vision to cast a secure, private ballot.

Just print, sign, follow the instructions for packaging, and return as you normally would – by mail or by drop box before boxes close at 8 p.m. sharp on Election Day.

Access your ballot at kingcounty.gov/elections/obmp.

If none of the above voting options work for you, please contact our office.

February 14, 2023 Special Election

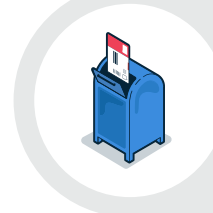
King County Official Local Voters' Pamphlet

as requested by the City of Seattle



Tracking your ballot is easier than ever!

Opt in for text or email notifications about your ballot at kce.wiki/MyVoterInfo



Return your ballot by mail.

No Stamp Needed!

We strongly recommend returning your ballot as early as possible. Mailed ballots must be postmarked by February 14.



Return your ballot at a drop box.

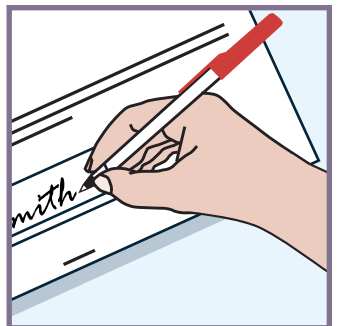
List of drop boxes on other side →

Ballot drop boxes are open until 8 p.m. sharp on February 14.




Your signature matters. Make it match.

Your signature doesn't need to be fancy or even be legible, but it does have to match what's on file. If you're unsure of what's on file, a good place to look is your driver's license or state ID as we get many signatures from the Dept. of Licensing.

Keep your signature current to make sure we can count your ballot. You can learn more about your signature and why it matters at kingcounty.gov/elections/signature.



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Public Disclosure Commission

www.pdc.wa.gov | Toll Free 1-877-601-2828

206-296-VOTE (8683) | elections@kingcounty.gov | kingcounty.gov/elections

919 SW Grady Way, Renton, WA 98057



Ballot Drop Boxes

Ballot drop boxes are open 24 hours a day beginning January 26 and close at 8 p.m. sharp on Election Day, February 14.

Auburn
Muckleshoot Tribe - Philip Starr Building, 39015 172nd Ave SE, 98092
Black Diamond
Black Diamond Library, 24707 Roberts Dr, 98010
Burien
Boulevard Park Library, 12015 Roseberg Ave S, 98168
Burien Town Square Park (corner of 5th Ave SW and SW 152nd St), 480 SW 152nd St, 98166
Enumclaw
Enumclaw Library, 1700 1st St, 98022
Lake Forest Park
Lake Forest Park City Hall, 17425 Ballinger Way NE, 98155
Renton
* King County Elections, 919 SW Grady Way, 98057
Shoreline
Shoreline Library, 345 NE 175th St, 98155
Seattle drop boxes
Ballard
Ballard Branch Library, Corner of NW 57th St and 22nd Ave NW, 98107
Beacon Hill
Beacon Hill Library, 2821 Beacon Ave S, 98144
NewHolly Neighborhood Campus, 7054 32nd Ave S, 98118
Broadview/Greenwood
Broadview Library, 12755 Greenwood Ave N, 98133
Bryn Mawr-Skyway
Skyway Library, 12601 76th Ave S, 98178
Capitol Hill
Seattle Central College, Broadway-Edison Building (northeast corner), 1701 Broadway, 98122
Central District
Garfield Community Center, 2323 E Cherry St, 98122
Chinatown/International District
Uwajimaya, 713 6th Ave S, 98104
Columbia City
Rainier Community Center, 4600 38th Ave S, 98118
Downtown
King Street Box (in front of the Kingdome Deli), Corner of 2nd Ave S and S King St, 98104

Fremont/Wallingford
Waterway 19 Park (next to Gas Works Park), 2119 N Northlake Way, 98103
Green Lake/Phinney
Green Lake Community Center, 7201 E Green Lake Dr N, 98115
Lake City
Lake City Library, 12501 28th Ave NE, 98125
Magnolia
* Magnolia Park, 1461 Magnolia Blvd W, 98199
Northgate
North Seattle College (south visitor lot access from N 95th St), 9600 College Way N, 98103
Queen Anne
* Seattle Pacific University Bookstore, 310 W Bertona St, 98119
Rainier Valley
Rainier Beach Community Center, 8825 Rainier Ave S, 98118
Sand Point/Laurelhurst
* Magnuson Park - The Brig, 6344 NE 74th St, 98115
South Lake Union
South Lake Union, 310 Terry Ave N, 98109
South Park
South Park Library, 8604 8th Ave S, 98108
University District
University of Washington Campus, Schmitz Hall (by north entrance on NE 41st St), 1410 NE Campus Pkwy, 98195
Uptown
Metropolitan Market - Queen Anne, Corner of 1st Ave N and Mercer St, 98109
West Seattle/Delridge
Alaska Junction, Corner of SW Alaska St and 44th Ave SW, 98116
High Point Library, 3411 SW Raymond St, 98126
South Seattle College (at the entrance of the Robert Smith Building), 6000 16th Ave SW, 98106
White Center
White Center Library, 1409 SW 107th St, 98146
* Drive-up ballot drop boxes
New locations are highlighted in yellow

City of Seattle

King County Elections is not authorized to edit statements, nor is it responsible for the contents therein.

Initiative Measure No. 135

City of Seattle Initiative Measure 135 concerns developing and maintaining affordable social housing in Seattle.

This measure would create a public development authority (PDA) to develop, own, and maintain publicly financed mixed-income social housing developments. The City would provide start-up support for the PDA. The City Council would determine the amount of ongoing City support. Before it transfers any public lands for nonpublic use, the City would be required to consider a transfer to the PDA. The PDA's Charter would govern the election, composition, and duties of the PDA's Board of Directors.

Should this measure be approved?

Yes

No

The complete text of this measure is available on the next page.

Statement in favor

We are facing an unrelenting housing and homelessness crisis in Seattle, with skyrocketing rents far outpacing wages and forcing a growing number of us out of our own communities -- particularly in Black and Brown communities. Simply put, we need more affordable housing and the tools we have to build it are not enough.

I-135 would give us a new, powerful tool to counter this crisis: a community-owned social housing developer that would build permanently affordable housing in which no one spends more than 30% of their income on rent. These high-quality, green, union-built homes would be available to people across the income spectrum, including educators, healthcare workers, child care providers, those with fixed incomes, and marginalized communities displaced from the city.

These homes would be financed through municipal bonding and wouldn't take resources away from existing affordable housing. This is a model with a proven record in Maryland, and around the world, including Austria, New Zealand, and Uruguay.

Together, we can create a Seattle where everyone can afford to live and thrive. Endorsed by El Centro de la Raza, Seattle Education Association, UFCW 3000, MLK Labor Council, Solid Ground, Low Income Housing Institute, NAACP Seattle-KC, and King County Democrats.

Submitted by: Frank Chopp, Tye Reed, Brandon Hersey
info@houseourneighbors.org

Rebuttal of statement in opposition

Unfortunately, Seattle's housing levy alone won't solve our housing crisis. It's clear to us all—including the homelessness and housing providers that endorse I-135—that we need additional affordable housing models.

I-135 explicitly prohibits taking funds from current affordable housing. This self-financing housing will serve low-income *and* middle-income Seattleites. It's a public good for residents struggling with housing costs and who may be one rent increase away from leaving our city. Vote Yes on I-135.

Explanatory statement

This measure would create the "Seattle Social Housing Developer" as a public development authority (PDA) to develop, own and maintain social housing in Seattle, with all the powers available to PDAs under local and state law. Social housing means publicly owned and financed mixed-income housing intended to be permanently affordable.

The City would be required to provide 18 months of in-kind support to establish the PDA, including at minimum office space, staffing, supplies, insurance and bonding, and legal services. Subsequent City support, including funding, if any, would be at the City Council's discretion. Whenever the City considers the sale or gift of public lands for private or non-public use, it would need to prepare a feasibility study regarding whether the property should be transferred to the PDA for social housing.

This measure would approve the PDA's Charter that establishes a governing Board of thirteen members, with seven members initially appointed by the Seattle Renters' Commission (SRC) and six by other entities. Subsequently, the "Constituency," meaning the PDA's social housing residents, would assume the SRC's responsibility to elect seven Board members. Other entities would continue to appoint six members representing various areas of expertise.

The PDA's Charter describes the purpose, directives, and goals of the PDA. It requires that social housing be owned exclusively by the PDA and, where possible, contain units that accommodate mixes of extremely low to moderate household income ranges, and household sizes. The Board, with Constituency agreement, may recommend amendments to the Charter for City Council approval.

For questions about this measure, contact:
Polly Grow, Seattle Ethics and Elections
(206) 615-1248
polly.grow@seattle.gov

Statement in opposition

Over four decades, we have worked on and coordinated campaigns to preserve and expand Seattle's low-income housing stock. Despite the sponsor's good intentions, we urge you to vote no.

I-135 calls on the city to create, staff, and fund another development entity to produce "mixed-income" housing. More than three dozen non-profits, religious, and public development authorities have been doing this successfully for decades. Creating another agency to compete for scarce housing dollars that costs several million to set it up before one housing unit is produced doesn't make sense. I-135 comes with no new funding source. It diverts attention from what's most important – passing a new housing levy this fall and finding millions more necessary to overcome the shortfall of needed low-cost units.

Several housing agencies already are creating "social housing" through tenant-owned co-ops, land trusts, and mutual housing serving low-income households in perpetuity. Initiative sponsors could have proposed dedicating more city housing dollars for these efforts instead of public-private partnerships they disavow.

The city's housing priority must be the 50,000 households below 50% of median and 12,000 homeless with little or no income – not prioritizing mixed income including housing to 120% of median. Vote no on I-135.

Submitted by: Alice Woldt, David Bloom, John V. Fox
sdc@zipcon.net

Rebuttal of statement in favor

The Maryland model that I-135 seeks to emulate has for decades required millions in public funding for staffing, unit maintenance, and financing its projects. I-135 is an open-ended unfunded mandate saddling government indefinitely, requiring millions for "mixed-income" projects including high-priced rentals - which many agencies already do. Allowing the new agency to acquire existing unsubsidized low-income apartments and convert them to higher-income units when tenants move out, only contributes to our low-income housing shortage.

Ballot drop boxes close at 8 p.m. sharp on Election Day, February 14.

Full text of Resolution No. 32069

A RESOLUTION regarding Initiative 135 concerning developing and maintaining affordable social housing in Seattle; authorizing the City Clerk and the Executive Director of the Ethics and Elections Commission to take those actions necessary to enable the proposed Initiative Measure to appear on the February 14, 2023, ballot and the local voters’ pamphlet; requesting the King County Elections Director to place the proposed Initiative Measure on the February 14, 2023, ballot; and providing for the publication of such proposed Initiative Measure.

WHEREAS, proponents submitted to the City Clerk a ballot measure petition concerning developing and maintaining affordable social housing in Seattle (which the City Clerk designated as Seattle Initiative No. 135 in Clerk File No. 322249); and

WHEREAS, the City Clerk forwarded the petition to the Director of King County Elections for certification of whether the petition bears a sufficient number of valid signatures to qualify for introduction to the City Council as provided in Seattle City Charter Article IV, Section 1; and

WHEREAS, the Director of King County Elections has certified that the Initiative No. 135 petition bears sufficient valid signatures to qualify for introduction to the City Council as provided in Seattle City Charter Article IV, Section 1; and

WHEREAS, Seattle City Charter Article IV, Section 1 provides that, if the City Council does not enact an initiative bill or measure bearing a sufficient number of signatures, it shall be the duty of the City Council to submit the initiative measure to the voters of the City for their ratification or rejection; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:

Section 1. The City Clerk is authorized and directed to take those actions necessary to place City of Seattle Initiative No. 135 in Clerk File No. 322249, a copy of which is attached as Attachment A to this resolution, on the February 14, 2023, ballot, including but not limited to publishing the proposed Initiative Measure as provided by the City Charter.

Section 2. The Executive Director of the Ethics and Elections Commission is authorized and requested to take those actions necessary to place information regarding City of Seattle Initiative Measure 135 in the February 14, 2023, voters’ pamphlet.

Section 3. The Director of Elections of King County, Washington, as ex officio supervisor of elections, is requested to call for a special election and place City of Seattle Initiative Measure 135 on the February 14, 2023, ballot, with the following ballot title approved by the Seattle City Attorney:

City of Seattle Initiative Measure 135 concerns developing and maintaining affordable social housing in Seattle.

This measure would create a public development authority (PDA) to develop, own, and maintain publicly financed mixed-income social housing developments. The City would provide start-up support for the PDA. The City Council would determine the amount of ongoing City support. Before it transfers any public lands for nonpublic use, the City would be required to consider a transfer to the PDA. The PDA’s Charter would govern the election, composition, and duties of the PDA’s Board of Directors.

Should this measure be approved?

Yes

No

Full text of Resolution No. 32069 - Attachment A

AN ORDINANCE forming a Public Development Authority to develop, own, and maintain social housing developments; providing it startup resources; authorizing and adopting its charter; and establishing how it shall conduct its affairs.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF SEATTLE.

This initiative will establish the “Seattle Social Housing Developer,” a Public Development Authority (PDA) responsible for developing, owning, and maintaining social housing in Seattle. Social housing is publicly owned, publicly financed, mixed-income housing, removed from market forces and speculation, and built with the express aim of housing people equitably and affordably. Under public control and oversight, social housing is sustainable and remains affordable in perpetuity. The housing developed under this ordinance shall be permanently protected for public use, dedicated to workforce and community housing, and will thereby increase the supply of permanent, truly affordable housing for Seattle residents. While social housing is a newer model for addressing housing affordability in the United States, it spans multiple countries and continents, including but not limited to: Toronto, Britain, Singapore, France, Vienna, and Uruguay.

NOW, THEREFORE, THE CITY OF SEATTLE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1: Authority Created – City Liability Limited.

A. Authority Created. A public development authority to be known as the Seattle Social Housing Developer (“Social Housing Developer” or “Public Developer”) is hereby created to develop, own, and maintain social housing developments in the City of Seattle and for all related lawful purposes or public functions within the limits of the City of Seattle and outside of the City to the extent provided by state law.

B. City Liability Limited. The Public Developer is an independent legal entity exclusively responsible for its own debts, obligations, and liability. All liabilities it incurs shall be satisfied exclusively from its own assets and credit; no creditor or other persons shall have any recourse to the assets, credit or services of the City on account of any debts, obligations, liability, acts, or omissions of the Public Developer.

Section 2. Name. The name of the public authority shall be the Seattle Social Housing Developer.

Section 3. Definitions.

“Board” or “Board of Directors” means the group of persons vested with the management of the affairs of the Public Developer, which shall have the same meaning as “council” under Seattle Municipal Code 3.110.

“Charter” means the articles of organization of the Public Developer adopted by this ordinance and all subsequent Amendments thereto.

“City” means the City of Seattle, Washington.

“City Council” means the legislative authority of the City.

“Restorative justice” means a process of allowing tenants who are causing harm in the community to address root causes; avoiding any behaviors that take autonomy away from someone who is harming community in any way; ultimately striving to restore all parties to the state prior to the harm.

“The Public Developer” or “Social Housing Developer” means the Seattle Social Housing Developer.

“Social Housing Development” or “Development” means one or more buildings that are built or acquired by the Public Developer and used for social housing.

“State” means the State of Washington.

Section 4. Powers—Generally. Except as otherwise limited by the State Constitution, state statutes, this ordinance, or the Charter, the Public Developer shall have and may exercise all lawful power necessary or convenient to carry out the purposes for which the Public Developer is organized.

Section 5. Limitations.

A. The Public Developer is subject to the limitations established by the State Constitution, state statutes, this ordinance, and the Charter.

B. Chapter 3.110 of the Seattle Municipal Code does not apply to the Public Developer except to the extent stated in the Charter. The Public Developer shall be governed by this ordinance and by the Charter.

Section 6. Charter. The Charter, attached hereto and incorporated herein, is hereby approved. Upon the effective date of this ordinance, the Charter shall be issued in duplicate originals, each bearing the City seal attested by the City Clerk. One original shall be retained by the City Clerk and filed as a public record; a duplicate original shall be provided to the Public Developer. The City Clerk shall give notice of the issuance of the Charter to the Secretary of State.

Section 7. Board of Directors. A board of directors (the “Board of Directors” or “Board”) is hereby established to govern the affairs of the Public Developer, and shall be composed as set forth in the Charter. All corporate powers of the Public Developer shall be exercised by or under the authority of the Board and the business, property and affairs of the Public Developer shall be managed under the direction of the Board, except as may be otherwise provided for by law or in the Charter.

Section 8. Organization Meeting. The City Council shall call a meeting of the Board, to occur within thirty (30) days after selection of the Board members, giving at least seven (7) days advance written notice to each Board member, unless waived in writing. At such a meeting, the Board shall organize itself and begin the process of adopting bylaws, which shall be adopted within ninety (90) days after the initial meeting of the Board.

Section 9. Audits and Inspections. The Public Developer shall, at any time during normal business hours and as often as the City Council or the State Auditor may deem necessary, make available to the City Council and the State Auditor for examination all of its financial records, and perform audits. The City Council and State Auditor shall have no right, power or duty to supervise the daily operations of the Public Developer, but shall exercise its audit and inspection power and other powers under the ordinance and Charter for the purpose of correcting any deficiency and assuring that the purposes of the Public Developer are reasonably accomplished.

Section 10. Insurance. The Public Developer shall maintain in full force and effect public liability insurance in an amount sufficient to cover potential claims for bodily injury, death or disability and for property damage, which may arise from or be related to projects and activities of the Public Developer, provided, however, the City may, pursuant to a lease or contract with the Public Developer, agree to provide all or part of such insurance.

Section 11. Ancillary Authority. The Mayor, City Council, appropriate City committees, and City Clerk are granted all such power and authority as reasonably necessary or convenient to enable them to administer this ordinance efficiently and to perform the duties imposed in this ordinance.

Section 12. City Startup Support. The City shall provide the Public Developer limited in-kind assistance as necessary for the first 18 months of startup, including but not limited to office space, staffing, supplies, insurance and bonding, and legal services. This in-kind support shall include hiring and retaining the Public Developer’s chief executive officer and chief financial officer. This in-kind support shall not derive from any existing housing funding or reduce any City support for other housing projects. The City Council will decide the amount of subsequent City support for the Public Developer, which may include funds from any source available to do so including, without limitation, the general fund, grant funds, and by issuing Councilmanic Revenue Bonds.

Section 13. Use of Surplus City Land for Housing. Whenever the City considers the sale or gift of public lands for a private or non-public use, it shall prepare a feasibility study to consider whether such public lands should be transferred to the Public Developer for social housing. The City Council shall evaluate the feasibility study and the housing needs of the City before transferring such public land for private or non-public use. The Public Developer may also request that real or other property held by any public agency within the city limits of Seattle which is unused, under-used or surplus, be made available to the Public Developer for social housing.

Section 14. City Council Authority. This ordinance does not concern homelessness housing and nothing in this ordinance may be interpreted to interfere with or exercise the City Council’s powers under RCW Chapter 43.185(C) or other state laws. Should a court determine that any provision of this measure does so, the voters intend for such provision to be null and void and severable, and for the remainder of this ordinance to continue in full force.

Section 15. Severability. The provisions of this Chapter are declared to

be separate and severable. If any clause, sentence, paragraph, section, or portion of this ordinance, or the application thereof to any person or circumstances, is held to be invalid, it shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

EXHIBIT A

CHARTER OF THE SEATTLE SOCIAL HOUSING PUBLIC DEVELOPMENT AUTHORITY

ARTICLE I. NAME. The name of this corporation shall be the Seattle Social Housing Developer (“Public Developer”)

ARTICLE II. PURPOSE, DIRECTIVES, AND GOALS.

(1) The core mission of the Seattle Social Housing Developer shall be to develop, own, and maintain social housing developments, as well as lease units of said developments.

(2) In carrying out its purpose, the Public Developer MUST adhere to the following:

1. The housing MUST be owned exclusively by the Public Developer;
2. To the extent possible, all developments MUST contain housing units that accommodate a mix of household income ranges, including extremely low-income (0-30% Area Median Income (“AMI”)), very low-income (30-50% AMI), low-income (50-80% AMI), and moderate-income (80-120% AMI), and a mix of household sizes. If the Public Developer takes over a building, existing residential tenants will not be displaced, and these targets will be achieved as tenants turnover in the building;
3. Tenancy MUST not be revoked based on changes to household income;
4. Rental rates MUST be dedicated to permanent affordability and set based on the amount needed for operations, maintenance, and loan service on the building or development containing the unit;
5. Residents MUST be afforded opportunities for restorative justice conflict resolution prior to being subject to eviction procedures;
6. Developments MUST be permanently protected from being sold or transferred to a private entity or public-private partnership;
7. Residents MUST have opportunities to participate directly and meaningfully in decision-making; and
8. New developments MUST meet green building and Passive House Standards.

(3) In carrying out its purpose, and to the extent legally allowed, the Public Developer should strive to achieve the following goals:

1. The Public Developer should use a lottery-based, minimal barrier application process, free of required rental references, co-signers, background checks, and application fees, and which does not discriminate based upon citizenship or immigration status;
2. The Public Developer should provide housing to those who live or work in Seattle;
3. The Public Developer should explore tenant unit ownership options as modeled by international social housing models;
4. The Public Developer should retrofit acquired buildings to meet Passive House Retrofit Standards under the EnerPHit Retrofit Plan and meet Americans with Disabilities Act standards;
5. The Public Developer should limit rent to no more than 30% of income;
6. New developments should include daycare, communal kitchens, affordable co-op working spaces, and/or common areas;
7. The Public Developer should construct new developments using union labor; and
8. The Public Developer should establish a labor harmony agreement.

ARTICLE III. AUTHORITY AND LIMIT ON LIABILITY.

Section 1. Legal Authority. The Social Housing PDA is a public corporation organized pursuant to RCW 35.21.660, RCW 35.21.670, and RCW 35.21.730-.755. This Charter is subject to the constitutions and laws of the United States and the State of Washington and regulations adopted under those laws. Chapter 3.110 of the Seattle Municipal Code does not apply to the Public Developer and this Charter except to the extent stated herein. As a public corporation organized under said State and local laws, it is a political subdivision of the State with an area of operation limited to the City of Seattle.

Full text of Resolution No. 32069 - Attachment A

Section 2. Limit on Liability. All liabilities incurred by the Public Developer shall be satisfied exclusively from the assets and properties of the Public Developer and no creditor or other person shall have any right of action against the City of Seattle on account of any debts, obligations or liabilities of the Public Developer.

Section 3. Mandatory Disclaimer. The following disclaimer shall be posted in a prominent place where the public may readily see it in the Public Developer's principal and other offices. It shall also be printed or stamped on all contracts, bonds, and other documents that may entail any debt or liability by the Public Developer. The Public Developer is organized pursuant to RCW 35.21.660, 35.21.670, and 35.21.730-.755. RCW 35.21.750 provides as follows: “[A]ll liabilities incurred by such public corporation, commission, or authority shall be satisfied exclusively from the assets and properties of such public corporation, commission, or authority and no creditor or other person shall have any right of action against the city, town, or county creating such corporation, commission or authority on account of any debts, obligations, or liabilities of such public corporation, commission, or authority.”

ARTICLE IV. DURATION. The duration of the Public Developer shall be perpetual.

ARTICLE V. POWERS. The Public Developer shall have all powers available to public corporations under state and local law. In addition, the Public Developer is empowered to perform all manner and types of community services and activities relating to the purpose of the Social Housing PDA utilizing local, state, federal, or private funds, or real property.

ARTICLE VI. LIMITS. The Public Developer, in all activities and transactions, shall be limited as set forth in SMC 3.110.080 at the time of enactment. In addition, the Public Developer shall not issue shares of stock, pay dividends, or make loans, and shall remain the sole owner of all of its assets, and the Public Developer shall not merge with another corporation or organization unless the developments being transferred continue to be governed in perpetuity according to the requirements of this Charter.

ARTICLE VII. THE SOCIAL HOUSING PDA BOARD.

Section 1. The permanent management of the Social Housing Developer shall rest with the Board. There shall be thirteen (13) members:

- Seven (7) members shall be initially appointed by the Seattle Renters’ Commission, which is hereby given such authority. The initial seven (7) members appointed by the Seattle Renters’ Commission shall include at least one (1) member who has experienced housing insecurity; at least one (1) member who has experienced financial eviction; and at least one (1) member who has been displaced. In addition, they shall represent a range of incomes, including three (3) members living at 0-50% AMI; two (2) members living at 50-80% AMI; two (2) members living at 80-100% AMI. The Seattle Renters’ Commission shall appoint replacements, except that once the Public Developer has begun operation of social housing, the positions will be appointed by and filled with residents of social housing (“Constituency”).
- One (1) member shall be a rank-and-file union member appointed by the Martin Luther King, Jr. County Labor Council, which shall also appoint replacements.
- One (1) member shall be a leader from a community organization that provides housing to marginalized communities. El Centro De La Raza shall appoint the first member to fill this position. The Board shall select replacements for this position after a public call for self-nominations.
- Two (2) members shall be appointed by the City Council and one (1) member shall be appointed by the Mayor. As terms expire, the City Council and Mayor shall appoint the replacements for their appointed members. Of the members appointed by the Mayor and City Council, there must be members with expertise in public housing finance, urban planning, and nonprofit housing development.
- One (1) member with expertise in green development appointed by the Green New Deal Oversight Board, which shall also appoint replacements.

Section 2. These persons and entities must appoint the first members of the Board within 60 days of the effective date of this Ordinance, and shall promptly appoint a replacement upon the expiration of members’ terms

or when a replacement is otherwise required. Board members must have a commitment to the goals of social housing.

Section 3. The terms of members of the Board shall be four years, except for the initial designation of Board positions to achieve staggered terms, as described below. No person shall serve more than eight (8) consecutive years on the Board. At the first meeting of the Board, the Board positions shall be divided into three categories, by random drawing. The first three names drawn shall be in Category One. The term of office of Category One positions shall be that which most closely coincides with the second anniversary of the formation of the permanent Board. The second three names drawn shall be in Category Two. The term of office for Category Two shall be that which most closely coincides with the third anniversary of the formation of the permanent Board. The remaining members shall be in Category Three. Their term of office shall be that which most closely coincides with the fourth anniversary of the formation of the permanent Board.

Section 4. The Board may create committees by resolution with a minimum of three (3) members and a maximum of six (6) members.

Section 5. Board Concurrence Required. The requirement for Board concurrence shall be that established by SMC 3.110.200, except that the donation of money, property, and assets is prohibited. The Board is prohibited from gifting money, property, or assets belonging to the Public Developer.

Section 6. Board Review. The Board shall meet at least once each month. The Board shall review monthly statements of income and expenses which compare budgeted expenditures to actual expenditures. The Board shall also review balance sheets each month. The Board shall review all such information at open public meetings, the minutes of which shall specifically note such reviews, and include such information. If possible, all Board meetings shall be broadcast and, except for executive or closed sessions authorized under RCW 42.30.110 or RCW 42.30.140, all Board meetings shall be public and transparent. All public records of the Board and the Public Developer may be requested in accordance with RCW Chapter 42.56 and may not be withheld unless exempt or confidential under state law.

Section 7. Quorum Defined. A quorum to commence a Board meeting shall be no fewer than seven (7) members of the Board.

Section 8. Officers and Division of Duties. The Board shall have at least four (4) or more officers. The initial officers shall be the Chair, Vice-Chair, Secretary, and Treasurer. Officers shall be elected from among the members of the Board by the Board for a term of one year, and members of the Board may serve additional terms as officers if elected by the Board.

Section 9. Removal of Board Members. If any Board member resigns, or becomes ineligible to serve, or misses three (3) or more consecutive Board meetings or two-thirds (2/3) of scheduled Board meetings in six (6) consecutive months, they shall be replaced, unless the absences have been excused by the Board. The replacement member shall be selected in the same manner as the departing Board member.

Section 10. The Public Developer shall, at a minimum, pay Board members representing residents, community organizations, and the labor representative for their time conducting Board business, as well as providing them with staff support as needed for them to successfully serve. The Board may choose to pay other members for their time.

ARTICLE VIII. CONSTITUENCY.

Section 1. Composition. Once the Public Developer begins operation of social housing, the Constituency of the Social Housing PDA shall consist of residents living within its developments and shall be governed by this Article. The Rules and Regulations shall provide for meetings, including notice, quorum, and other provisions dealing with the Constituency. The Constituency must have regularly scheduled meetings and an annual meeting when it elects position(s) to the Board.

Section 2. The concurrence of the Constituency shall also be required on the following matters: (1) any proposed amendments to the Charter; (2) any proposed amendments to the Rules and Regulations of the Social Housing PDA if said amendment deals with matters which are within the power and responsibility of the Constituency as set forth in this section; (3) proposed amendments to the provisions of the Rules and Regulations

governing procedures for meetings of the Constituency; (4) annually fixing the compensation of Board members and adopting Board reimbursement policies; and (5) selection of an independent auditor. Such concurrence shall require an affirmative vote of a majority of the constituents voting on the issue.

Section 3. The Constituency shall elect a person or persons to serve on the Board in seven (7) of the thirteen (13) positions as provided herein and any Rules and Regulations adopted by the Constituency. If no candidate receives a majority affirmative vote, a run-off election between the top two candidates shall be held not later than one month following the first election.

Section 4. Each multifamily social housing development owned by the Public Developer shall form a governance council. The Board shall establish appropriate size limitations for governance councils based on the size of the developments that they represent.

A governance council shall have the following powers and responsibilities:

- Host regular meetings to gather feedback and perspective of residents.
- Provide the resident perspective to property management.
- Represent the interests of the development in biannual meetings with the board.
- Determine how to spend the building or development’s allotted annual budget for common room amenities and social events.
- Participate in the approval of renovation projects.
- Other responsibilities as determined by the Board.

A governance council and the Board may consult with a mission-driven nonprofit corporation or community land trust with appropriate experience for the purpose of establishing managerial policies and practices that align with the requirements of social housing and the need to provide suitable renter protections.

ARTICLE IX. MEETINGS.

Section 1. Open Public Meetings. All Board meetings shall be open to the public to the extent required by RCW 42.30.010, et seq. Efforts to open meetings above and beyond the letter of the law are to be encouraged and applauded.

Section 2. Parliamentary Authority. The Board may adopt rules of procedure to govern its meetings and the meetings of any subcommittee or committee of the Board. Such rules of procedure shall be consistent with the Charter and state and local law.

Section 3. Minutes. Meeting minutes shall be made publicly available.

ARTICLE X. RULES AND REGULATIONS.

The Board shall adopt Rules and Regulations to govern the Public Developer that are consistent with this Charter.

ARTICLE XI. AMENDMENTS TO CHARTER.

Amendments to the Charter shall be recommended by the Board, and take effect upon City Council approval.

ARTICLE XII. RECORDS AND REPORTING REQUIREMENTS.

Records and reporting requirements shall be governed by SMC 3.110.390, 3.110.400, and 3.110.410 as existing on the date this ordinance was enacted.

ARTICLE XIII. COMMENCEMENT.

The Public Developer shall come into existence upon the certification of passage of this initiative.

ARTICLE XIV. DISSOLUTION.

Dissolution of the Public Developer shall be in the form and manner required by law, City ordinance, and the Rules and Regulations. Upon dissolution of the Public Developer and the winding up of its affairs, all of the rights, assets and property of the Public Developer shall pass to and be distributed according to the terms of binding agreements or to a qualified entity specified in SMC 3.110.490.

ARTICLE XV. MISCELLANEOUS.

Section 1. Bonding. The members of the Board and any other officers or officials with the responsibility for handling accounts and finances shall file fidelity bonds in an amount determined adequate and appropriate by the Board. The Public Developer shall pay the premium for such bonds. The Public Developer shall identify these officers and officials and the amounts

of their bonds in its annual report.

Section 2. Safeguarding of Funds. The Public Developer’s funds shall be deposited into a depository acceptable to the Mayor and be otherwise safeguarded pursuant to such instructions as the Mayor may from time to time issue.

Section 3. Insurance. The Public Developer shall maintain in full force and effect liability insurance in an amount sufficient to cover potential claims for bodily injuries, death or disability, and for property damage, which may arise from or be related to its projects and activities. The Public Developer shall also maintain appropriate insurance to protect staff, officers, and Board members.

Section 4. Code of Ethics. No official or employee of the Public Developer shall engage in conduct prohibited under state or local law. Uncompensated officials and employees designated compensated employees shall annually by April 15 file statements of economic interest as required under SMC 3.110.570. The Board shall enforce the provisions of SMC 3.110.580. Additionally, all final Board determinations under SMC 3.110.580 shall be provided to the Seattle Ethics and Elections Commission for its information. The City Board of Ethics, in its discretion, may comment on any determinations and provide its comments to the Social Housing PDA Council.

Section 5. Discrimination Prohibited. Neither Board, Constituency, nor governance council membership may be directly or indirectly based upon or limited by age, race, color, religion, sex, national origin, marital status, sexual orientation, gender identity, political ideology, or the physical handicap of a capable person. Use of City funds shall be subject to the requirements of SMC 20.46 (City Contracting—Fair Business Practices).

Section 6. Severability. If any part of this Charter is found by a court to be illegal or unconstitutional, according to either the Federal or State Constitution or laws, the remaining parts shall remain in force. The Charter shall be interpreted in the broadest sense in order that the Social Housing PDA may carry out its mandate.